

Board of Supervisors Hearing Date: February 26, 2008

**Case Summary: Project No. 04-124-(5) – Zone Change, Conditional Use Permit
Case Nos. 04-124-(5); Vesting Tentative Tract Map No. 060999**

Project Applicant: Casey Beyer/John Laing Homes

RPC Hearing Dates: September 6, 2006; October 18, 2006

RPC Consent Approval Date: March 28, 2007

Synopsis

The Regional Planning Commission approved Project No. 04-124-(5), a proposed subdivision of 42 single-family lots, one public facility lot, one open space lot and one private park lot on 12.2 gross acres, located lying southwest of Whites Canyon Road at the southerly terminus of Houston Court in the Sand Canyon Zoned District. As part of the project, the Commission recommended approval of the proposed adoption of Zone Change No. 04-124-(5) from A-2-1 (Heavy Agricultural-One Acre Minimum Required Lot Area) to RPD-5000-5.0 U (Residential Planned Development-5000 Square Feet Minimum Required Lot Area- Five Dwelling Units per Net Acre). The project also included a request for approval of a conditional use permit ("CUP") for compliance with the requirements of hillside management and density-controlled development as well as onsite project grading exceeding 100,000 cubic yards, and a vesting tentative map for the subdivision.

Project Proponents

Two persons (two speakers) testified in favor of the project. General concerns raised in their supporting testimony were related to the enlargement of the proposed private park and its annexation into the existing homeowners association.

Project Opposition

Nine persons (eight speakers) were in opposition to the project, and all remained at the close of public hearing. One letter and one petition with 17 signatures were also received in opposition. Concerns raised in testimony included the project's high density, increase traffic congestion and limited on-street parking on Houston Court and location of the proposed private park.

Issues

- During the public hearings, the applicant agreed to meet with the existing homeowners association to address the community's concerns regarding the enlargement of the proposed private park and its annexation. The applicant has submitted a revision to the tentative map increasing the proposed private park from 3,960 square feet to 26,570 square feet.
- General concerns raised included increased daily car trips from the proposed development through existing neighborhoods on Houston Court, reduction of street width due to on-street parking on all surrounding streets. Current homeowners also raised concerns with lack of on-street parking for visitors during weekends and holidays. These concerns were addressed at the public hearing by staff stating that Nield Court would also be open for traffic.

Contact Person: Ramon Cordova (213) 974-6433